

**1405
HIGHLAND VIEW
CT, LOS ALTOS,
CA 94024**

DESIGNER: Jenny Sun
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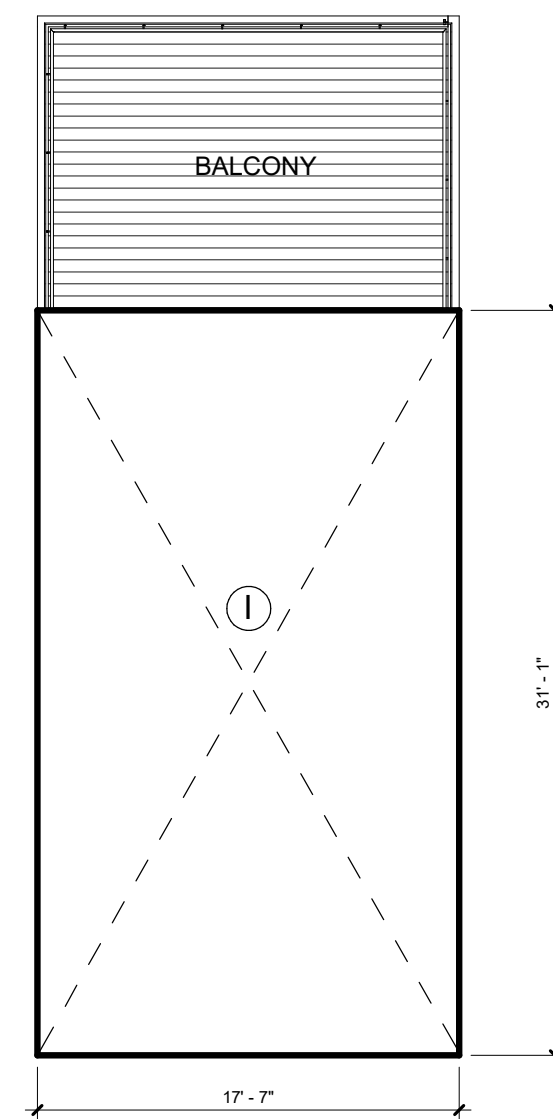
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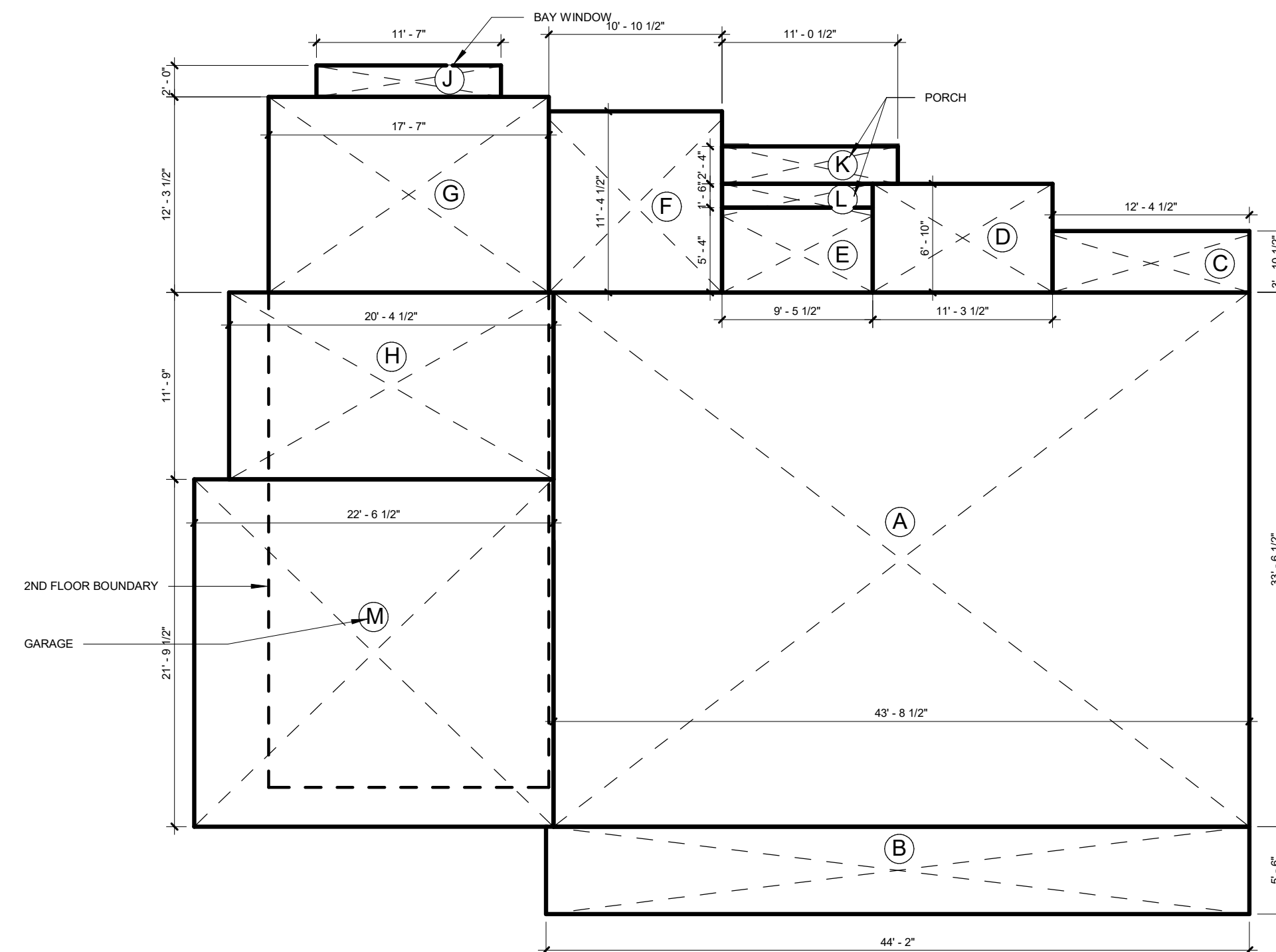
**1405
HIGHLAND VIEW
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OWNER: Chenxi Xu & Hao Qiao
EMAIL: hao.qiao@gmail.com
PHONE: 408-623-3764

DESIGNER: Jenny Sun
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2 AREA CALCULATION - 2ND FLOOR
1/8" = 1'-0"



1 1ST FLOOR PLAN - PROPOSED
1/8" = 1'-0"

- (A) $43' - 8 \frac{1}{2}" \times 33' - 6 \frac{1}{2}" = 1464 \text{ sf}$

(B) $44' - 2" \times 5' - 6" = 242 \text{ sf}$

(C) $12' - 4 \frac{1}{2}" \times 3' - 10 \frac{1}{2}" = 48 \text{ sf}$

(D) $11' - 3 \frac{1}{2}" \times 6' - 10" = 77 \text{ sf}$

(E) $9' - 5 \frac{1}{2}" \times 5' - 4" = 50 \text{ sf}$

(F) $10' - 10 \frac{1}{2}" \times 11' - 4 \frac{1}{2}" = 124 \text{ sf}$

(G) $17' - 7" \times 12' - 3 \frac{1}{2}" = 216 \text{ sf}$

(H) $20' - 4 \frac{1}{2}" \times 11' - 9" = 239 \text{ sf}$

(I) $17' - 7" \times 31' - 1" = 546 \text{ sf (2ND FLOOR)}$

(M) $22' - 6 \frac{1}{2}" \times 21' - 9 \frac{1}{2}" = 491 \text{ sf (GARAGE)}$

TOTAL FLOOR AREA: 3,497 SF

(J) $11' - 7" \times 2' - 0" = 23 \text{ sf (BAY WINDOW)}$

(K) $11' - 1 \frac{1}{2}" \times 2' - 4" = 26 \text{ sf (PORCH)}$

(L) $9' - 5 \frac{1}{2}" \times 1' - 6" = 14 \text{ sf (PORCH)}$

TOTAL LOT COVER: 3,014 SF

[illegible]

AREA CALCULATION

SHEET NUMBER

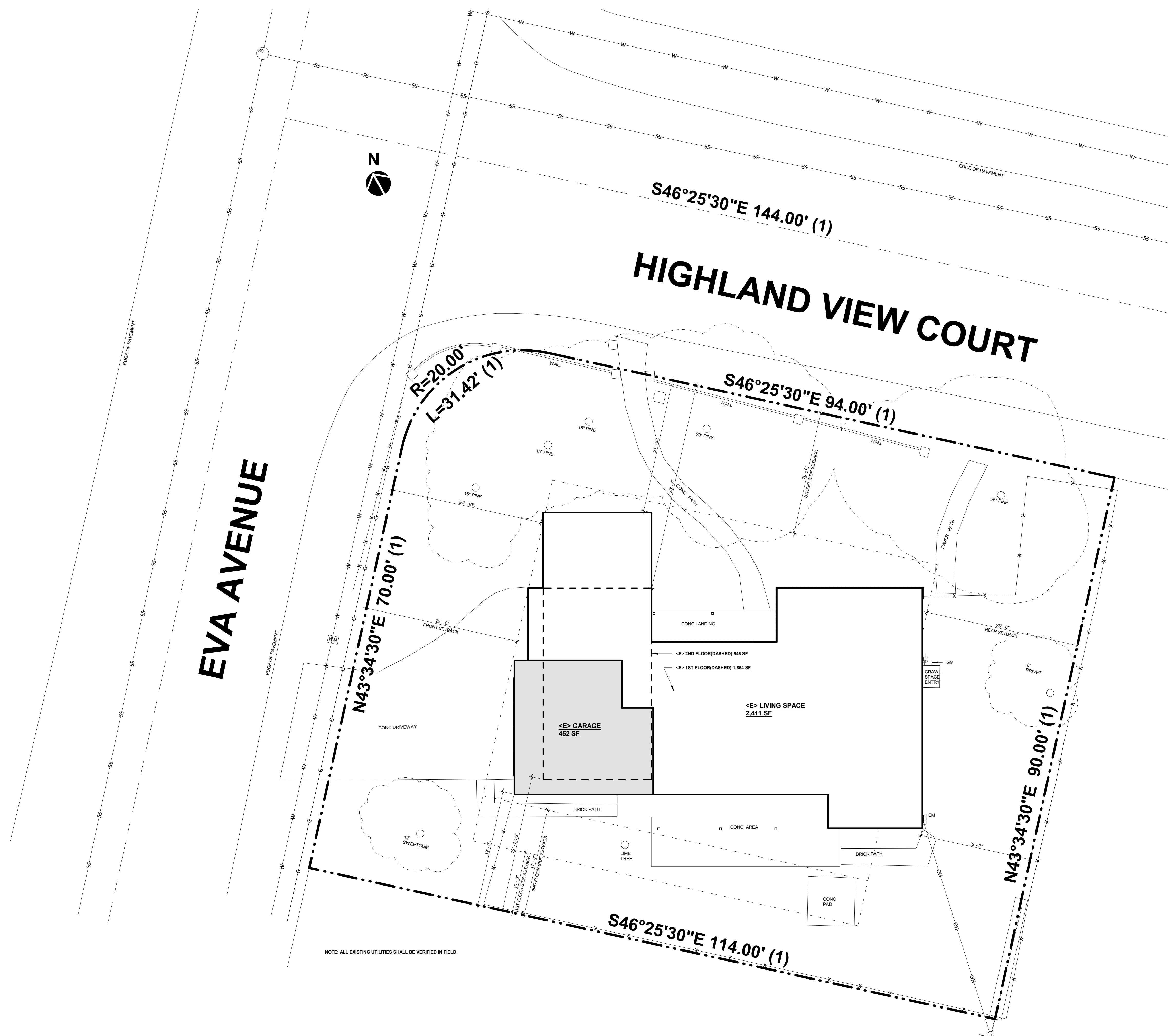
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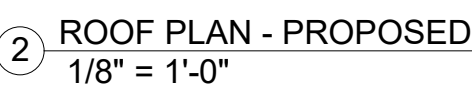
SHEET NUMBER

① SITE PLAN - EXISTING
1/8" = 1'-0"



- 1 THE CONTRACTOR SHALL VERIFY ON SITE ALL GRASSES, EXISTING IMPROVEMENTS, PROPERTY
- 2 LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES
- 3 EXIST, CONTRACT ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- 4 ALL EXISTING UTILITIES SHALL BE VERIFIED IN FIELD
- 5 MIN. 24" DIA. (36" DIA. FOR ALL UNIDENTIFIED SURFACES) FOR AT LEAST 10'
- 6 AWAY FROM BUILDING PERIMETER AND ADJACENT PROPERTY LINES. TYP. IN P. IN
- 7 CONCRETE SHALL BE 4" MIN. THICK. ALL UTILITIES SHALL BE RECORDED AND SHOWN ON
- 8 TOWNARD PUBLIC STREET, CRO601 3.
- 9 TO FOUNDATION OF BUILDING BY THE CITY. THE ULS OF RECORD SHALL PROVIDE A
- 10 WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE THE APPROVED PLANS.
- 11 DISPOSITION AND TREATMENT OF STORM WATER WILL COMPLY WITH THE NATIONAL POLLUTION
- 12 DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THE IMPLEMENTATION STRATEGY IS
- 13 ESTABLISHED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM
- 14 (SCVURPP). THE SCVURPP IS A CITY-OWNED AND -OPERATED PROGRAM THAT MANAGES
- 15 ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE WHERE POSSIBLE.
- 16 THE SCVURPP SYSTEM SHALL BE MAINTAINED AND MONITORED BY THE CITY OF SAN
- 17 JUAN.
- 18 THE VENTILATION SHALL BE PROVIDED PER 2019 CIRC SECTION 906.2 (ALSO SEE
- 19 CALCULATIONS).
- 20 THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150TH OF THE AREA OF THE VENTED SPACE.
- 21 THE MINIMUM NET VENTILATING AREA SHALL BE 1/100TH OF THE VENTED SPACE PROVIDED AT
- 22 LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS
- 23 PROVIDED BY VENTILATION THROUGH THE ROOF.
- 24 UPPER VENTILATING AREA SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHER
- 25 THAN THE SPACE BELOW.
- 26 OVERHANG DIMENSIONS SHALL BE AS NOTED ON ROOF PLAN.
- 27 ALL ROOF COVERING SHALL BE 24" MIN. THICK. THE ROOF COVERING STYLE & INSTALLED PER
- 28 MFR. SPEC'S, SECTION 2.02.2.2 APPL. SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12
- 29 OR FLATTER. ROOF SLOPES OF 12:12 OR GREATER SHALL BE UNDERLAYMENT APPLIED. A
- 30 SPECIFICATION FOR UNDERLAYMENT SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R05.1.1.
- 31 ALL NEW 2" DRAINAGE SHALL BE DIRECTED TO LANDSCAPED
- 32 EXISTING TREES TO REMAIN.

1. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
3. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN A CONTAINER.
4. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BELOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
5. THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON- FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5 PM.



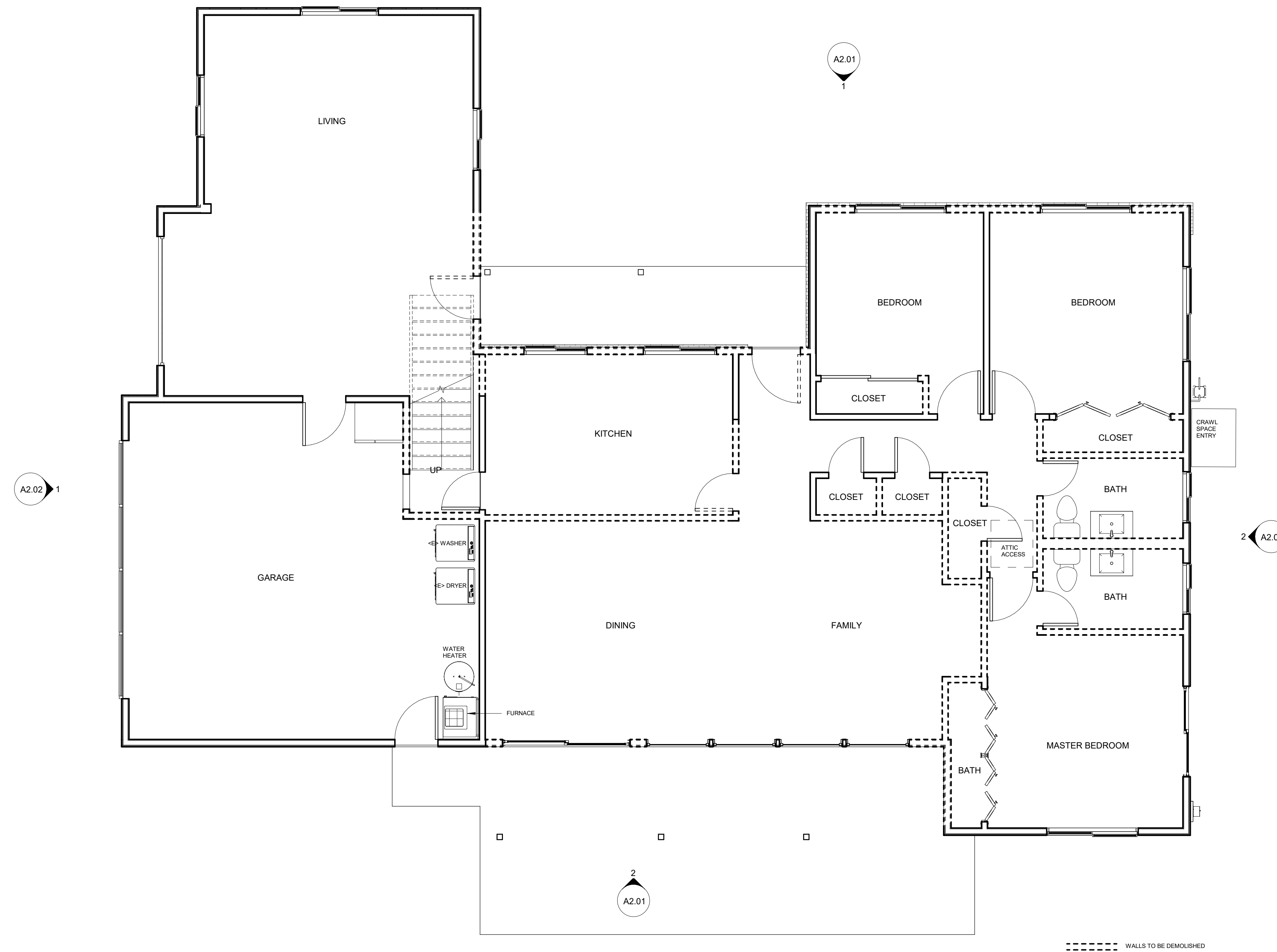
A0.02

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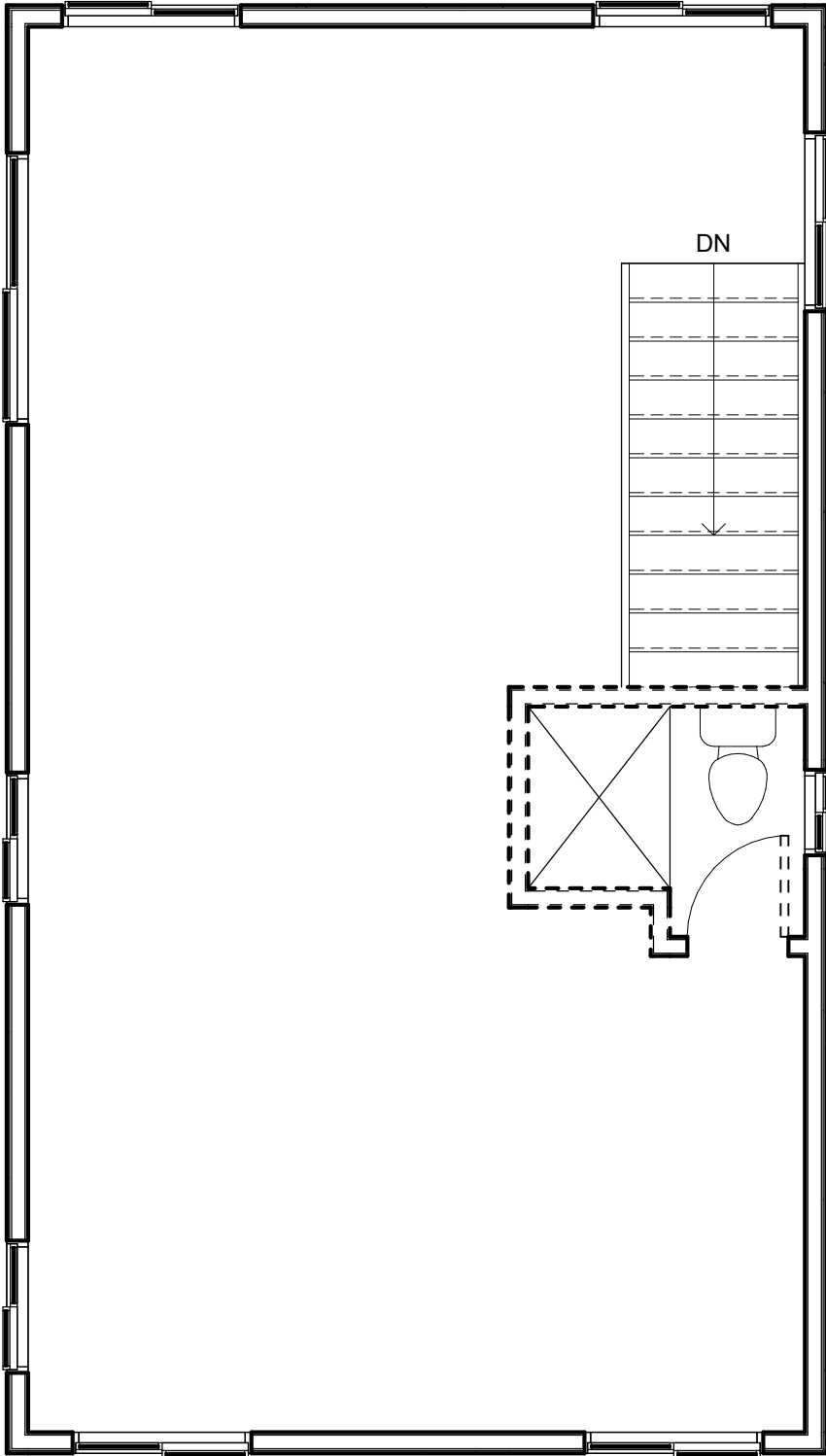
① 1ST FLOOR PLAN - EXISTING
1/4" = 1'-0"



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----- WALLS TO BE DEMOLISHED

NO.	DATE	REVISION
---	02/26/2022	PLANNING REVIEW
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EXISTING FLOOR
PLAN - 2ND

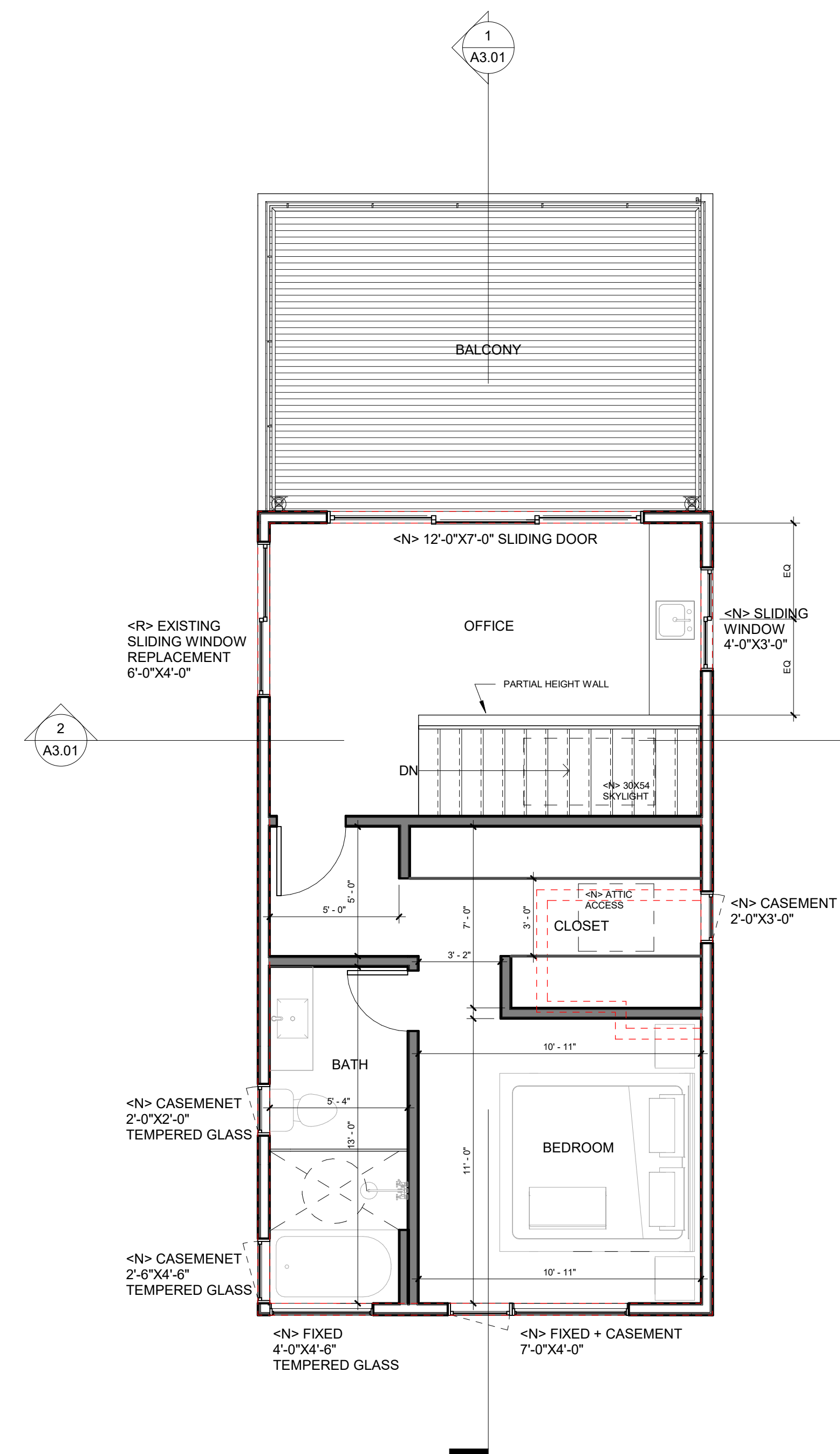
SHEET NUMBER

A1.02

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PROPOSED FLOOR
PLAN - 2ND

SHEET NUMBER

A1.04

① 2ND FLOOR PLAN - PROPOSED
1/4" = 1'-0"

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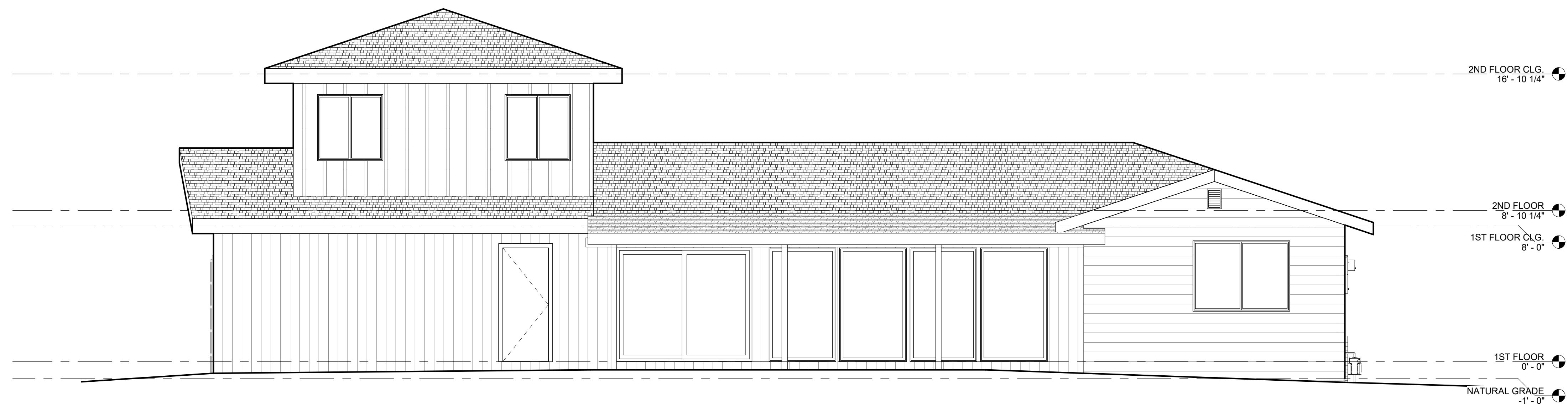
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SHEET NUMBER

Architectural elevation drawing of a two-story house. The drawing includes vertical dimension lines on the right side indicating floor levels and heights:

- 2ND FLOOR CLG. 16' - 10 1/4"
- 2ND FLOOR 8' - 10 1/4"
- 1ST FLOOR CLG. 8' - 0"
- 1ST FLOOR 0' - 0"
- NATURAL GRADE -1' - 0"

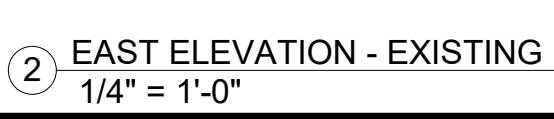
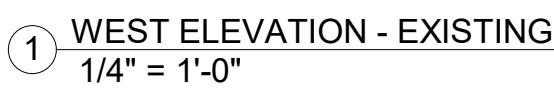
① NORTH ELEVATION - EXISTING
1/4" = 1'-0"



② SOUTH ELEVATION - EXISTING
1/4" = 1'-0"

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EXISTING ELEVATIONS

A2.02



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PROPOSED ELEVATIONS

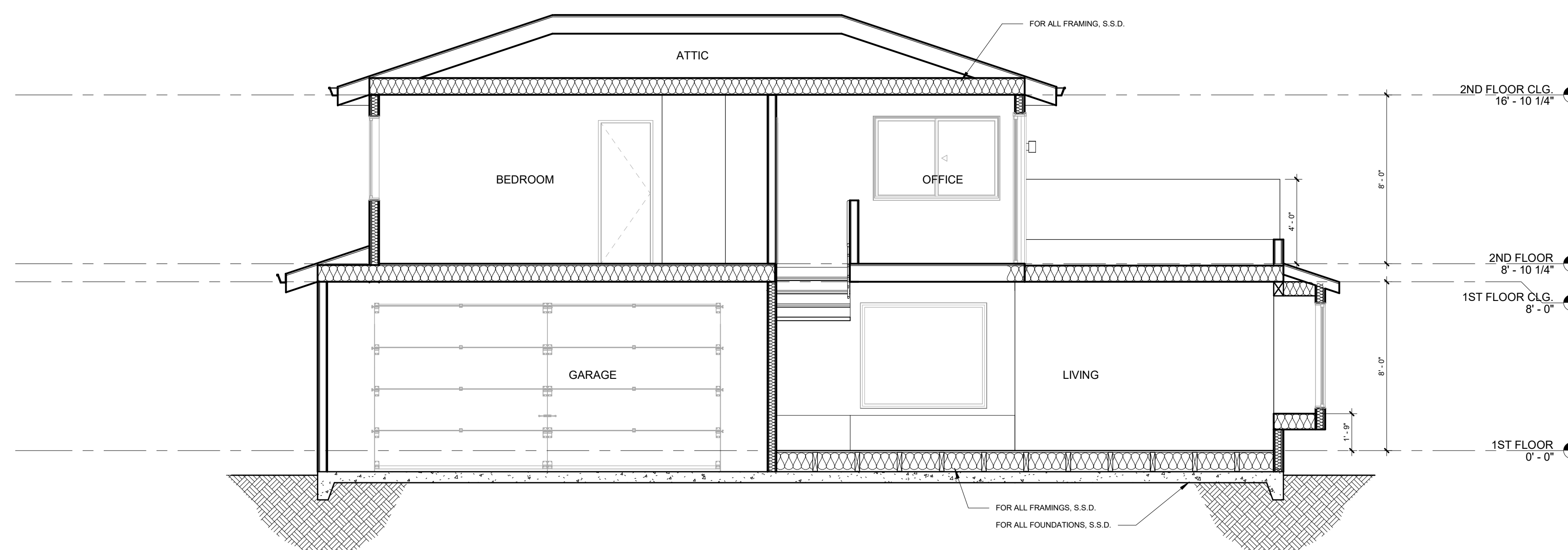
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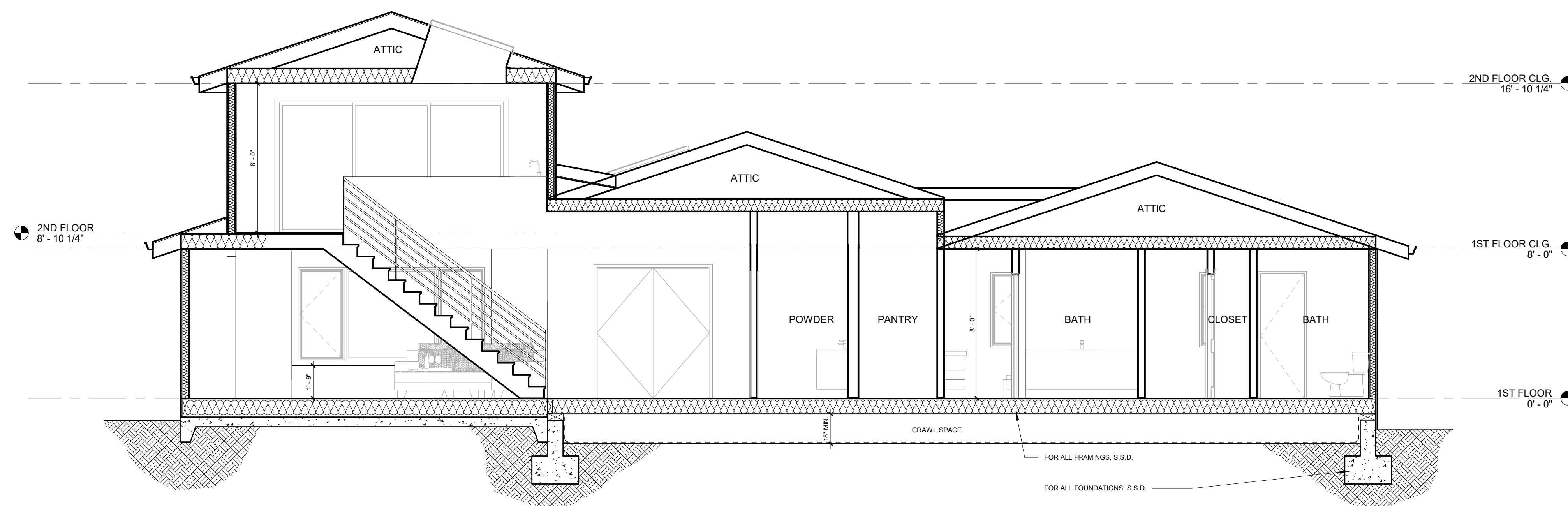
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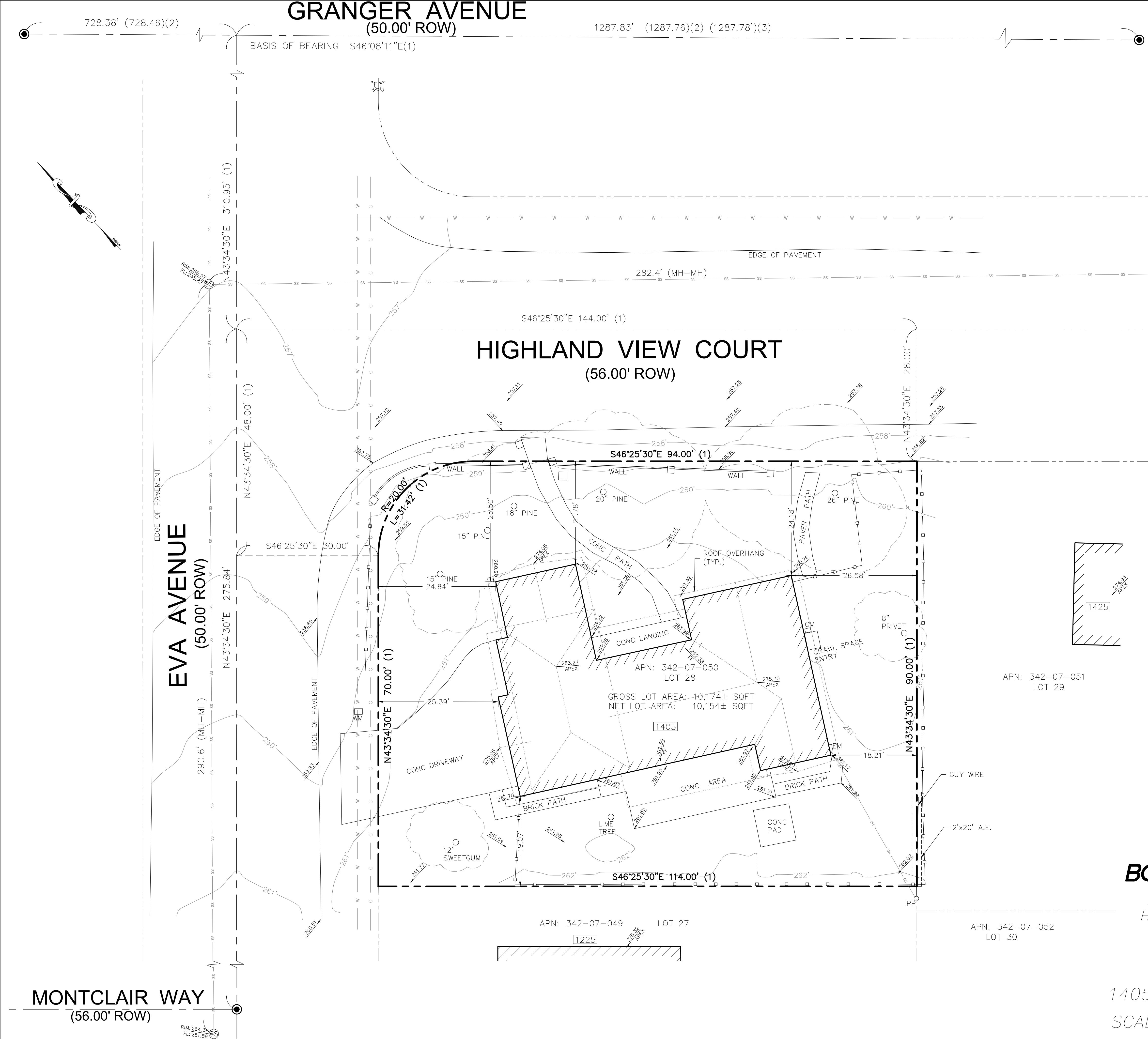
SHEET NUMBER

1 SECTION A-A
1/4" = 1'-0"



2 SECTION B-B
1/4" = 1'-0"





ABBREVIATIONS AND LEGEND			
A.E.	ANCHOR EASEMENT	SS	SEWER MANHOLE
WM	WATER METER	SM	STORM MANHOLE
CONC	CONCRETE	FF	FIRE HYDRANT
SSCO	SANITARY SEWER CLEAN OUT	SS	SANITARY SEWER LINE
PP	POWER POLE	SD	STORM LINE
FF	FINISH FLOOR	W	WATER LINE
CB	CATCH BASIN	G	GAS LINE
GM	GAS METER		
EM	ELECTRIC METER		
GND	GROUND		
MH	MANHOLE		
FL	FLOW LINE		
---	BOUNDARY LINE		
-□-	FENCE LINE		
---	MONUMENT LINE		
	EXISTING BUILDING		
○	TREE		
○ 2"	DRIP LINE OR SHRUB OUTLINE		
○ 8.00	FOUND STANDARD CITY MONUMENT		
⊙	SPOT ELEVATION		

Hendrick Van De Pol
2225 Livingston Lane
Stockton, CA 95210

BASIS OF BEARINGS

THE BEARING OF S46°08'11"E OF MONUMENT LINE ON GRANGER AVENUE AS SHOWN ON BOOK 40 OF MAPS AT PAGE 19.

REFERENCE INFORMATION

- (1) TRACT NO. 1037, IN BOOK 40 OF MAPS, AT PAGE 19, FILED AUGUST 26, 1952.
- (2) PARCEL MAP, IN BOOK 711 OF MAPS, AT PAGE 10, FILED SEPTEMBER 3, 1998.
- (3) TRACT NO. 5212, IN BOOK 304 OF MAPS, AT PAGE 43, FILED JULY 14, 1972.
- (4) ASSESSOR PARCEL MAP, BK 342, PG 7

EASEMENTS

A PRELIMINARY TITLE REPORT WAS EXAMINED BY THE SURVEYOR. OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

UTILITY NOTE

THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

NOTE:

- 1) VERTICAL DATUM: NAVD 88. CITY BM 38 (EL=234.262) WAS TIED AND USED AS PROJECT BENCHMARK.

SURVEYOR'S STATEMENT

THE MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYOR'S ACT AT THE REQUEST OF HAO QIAO ON MAY 22, 2021.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED ON CITY OF LOS ALTOS DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED ON THIS MAP ARE THE SAME AS THE ONE SHOWN ON THAT CERTAIN GRANT DEED, RECORDED ON APRIL 30, 2021 AS DOCUMENT NO. 24944484 IN THE OFFICE OF SANTA CLARA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE SANTA CLARA COUNTY ASSESSOR AS PARCEL NO. 342-07-050.

I HEREBY FURTHER STATE IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYOR'S ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.

HENDRIK VAN DE POL, RCE 15472
LICENSE EXPIRES MARCH 31, 2023



DATE

BOUNDARY AND TOPOGRAPHIC SURVEY

BEING THE LAND AS DESCRIBED IN THE GRANT DEED TO HAO QIAO AND CHENXI XU RECORDED ON APRIL 30, 2021 AS DOCUMENT NO. 24944484 IN THE OFFICE OF SANTA CLARA COUNTY ASSESSOR RECORDER OFFICE
APN 342-07-050

1405 HIGHLAND VIEW COURT, LOS ALTOS, CA 94024
SCALE: 1" = 10'
MAY 2021